

HOME DEPOT LAND

7530 Norris Freeway, Knoxville, TN

GROUND LEASE

13.47 Acres

SITE

Walmart

GameStop

SHOE SHOW

CARO

HIBBETT

bealls

Sport Clips

7,023 ADT

US-441 S

13,720 ADT

ALDI

Badcock & More

Baker Storey McDonald
Properties
PROVEY RETAIL SOLUTIONS

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PROUD PARTNER
XTEAM
RETAIL ADVISORS



Walmart



bealls
HIBBETT SPORTS
SHOE SHOW
GameStop



13,720 ADT

13,223 ADT

Aaron's
Rural King
Bargain Hunt
ingles

FOOD CITY

ACE Hardware
HAMMERS DEPARTMENT STORE
DOLLAR GENERAL
goodwill

KARM STORES
The Thrift Store with a Mission

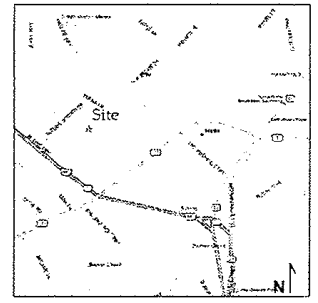
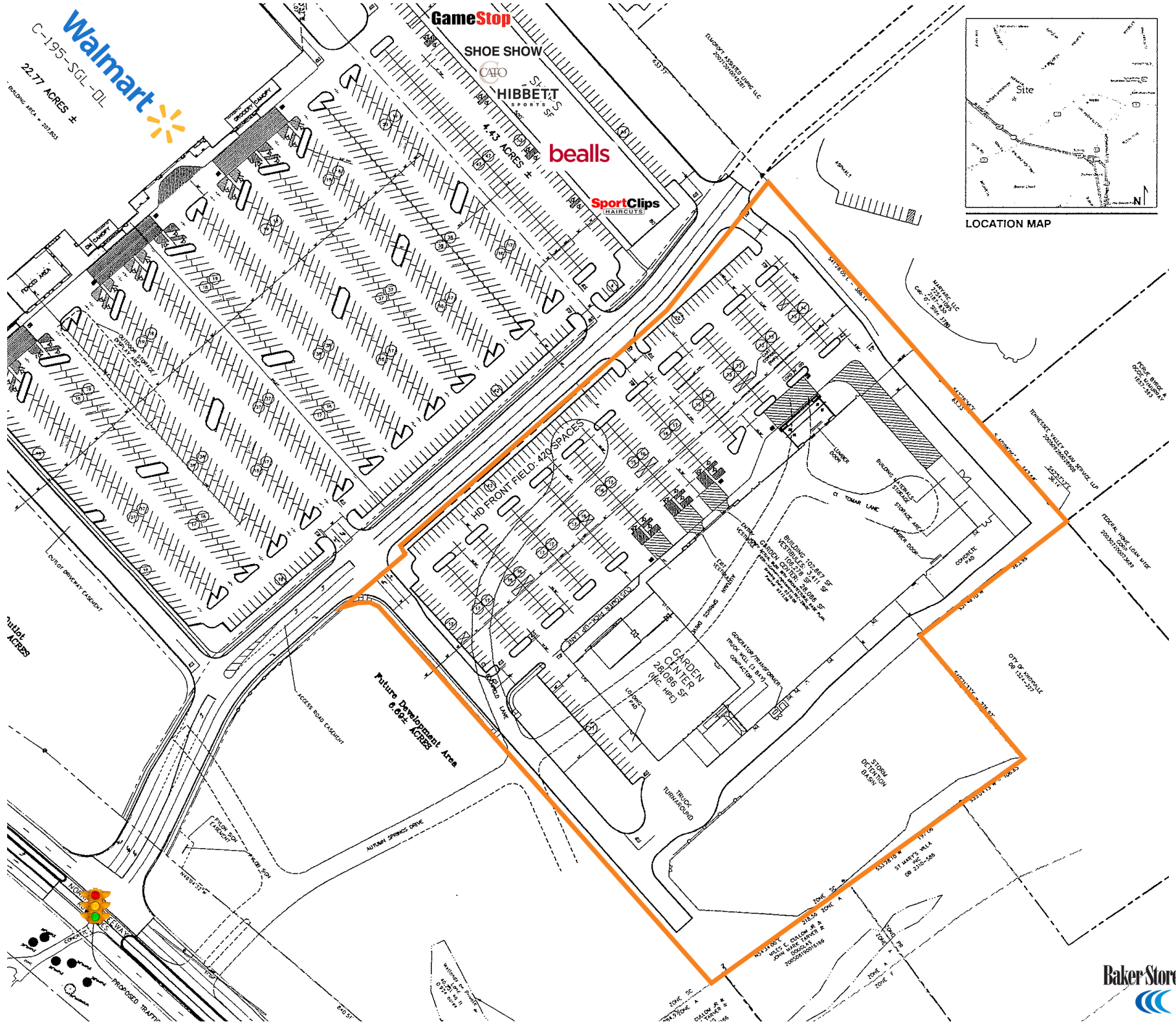
UNITED GROCERY OUTLET

19,761 ADT

36,326 ADT

- Across from Walmart
- Sitework completed, portions of parking lot and pad are complete
- Ideal for retail development

Walmart
 C-195-SGL-DL
 22.77 ACRES ±
 PENDING AREA - 201803



LOCATION MAP

DEMOGRAPHIC SUMMARY

	1 Mi Radius	3 Mi Radius	5 Mi Radius	20 Mins DT
2023 Est. Population	4,159	32,047	77,543	140,941
2028 Prj. Population	4,234	33,059	79,525	144,338
2023 Households	1,688	12,734	31,599	58,480
2028 Households	1,727	13,233	32,642	60,261
Household Size	2.4	2.5	2.4	2.4
2023 Avg. Income	\$115,243	\$105,211	\$98,042	\$86,977
2028 Avg. Income	\$116,566	\$104,278	\$97,012	\$85,375
2023 Med. HH Income	\$79,298	\$78,059	\$72,199	\$65,340
2028 Med. HH Income	\$72,891	\$72,375	\$66,837	\$59,859
Daytime Population	3,414	25,630	62,626	114,015